

# MT. PITT ESTATES

Located in the N.W. 1/4 of Section 10, T.36S., R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon  
October 12, 2020

**SURVEY FOR:**  
Janakes Family LLC  
P.O. Box 8494  
Medford, OR. 97501

**SURVEY BY:**  
Kaiser Surveying  
2178 Butte Falls Highway  
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS AN  
EXACT COPY OF THE ORIGINAL PLAT  
Bary D. Kaiser  
SURVEYOR

**\*\*\* SURVEYOR'S CERTIFICATE \*\*\***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a Brass Cap found set in concrete for the Southeast corner of Donation Land Claim No. 47 in Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence along the Southerly line of said Claim No. 47, South 89° 31' 41" West (record = South 89° 52' 30" West), 2903.50 feet; Thence South 0° 09' 37" East, 30.00 feet to intersect the Southerly right-of-way line of Alta Vista Road at a Tack with Washer set in lead for the Northeastly corner of tract described in Instrument No. 2019-015578 of the Official Records of said County for THE INITIAL POINT OF BEGINNING, Thence along the said Southerly Road line, South 89° 31' 41" West, 222.09 feet to a Tack with Washer set in lead for the Northwestly corner of said tract; Thence leaving the said Alta Vista Road line along the Easterly right-of-way line of Hidden Valley Drive, South 12° 43' 37" West, 270.60 feet (record = South 13° 03' 29" West, 270.61 feet), to a 5/8" rebar with plastic cap found set for the Southwestly corner of said tract, also the Northwestly corner of Lot 7 of Hidden Valley Estates in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record. Thence South 53° 57' 14" East, 147.26 feet (record = South 53° 33' 29" East, 146.96 feet) to a 5/8" rebar found set for the Northeastly corner of said Lot 7 and angle point on said tract boundary; Thence South 46° 20' 14" East, 39.69 feet (record = South 46° 34' 45" East, 39.74 feet) to a 5/8" rebar with plastic cap found set for an angle point on said tract boundary, also being the most Westerly corner of Lot 1 of said Hidden Valley Estates, Phase 1; Thence North 53° 27' 30" East, 114.45 feet (record = North 53° 46' 31" East, 114.39 feet) to a 5/8" rebar found set for an angle point on said tract boundary; Thence North 89° 39' 11" East, 42.84 feet (record = West, 42.82 feet) to the Southeastly corner of said tract; Thence along the Easterly boundary of said tract, North 0° 09' 37" West, 311.44 feet (record = North 0° 12' 20" East, 311.11 feet) to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser  
SURVEYOR

**\*\*\* DECLARATION \*\*\***

Known all men by these presents, that JANAKES FAMILY LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into Lots and Street as shown on Sheet 2, and the number and size of the Lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the Street, together with all public utility easements (PUE) as shown on Sheet 2. Declarant also hereby creates that 10-foot wide private storm drain easement across Lots 1-3 for the benefit of Lots 1, 2, 9 and 10 and across Lot 6 for the benefit of Lot 7 as shown on sheet 2. Declarant also hereby does grant to the City of Eagle Point that 2-foot wide sidewalk easement across Lot Nos. 1 and 10, and that 20-foot wide Emergency Access and Pedestrian Easement across Lot 10, and that 10-foot wide storm drain easement across Lots 3, 4 and 5 and that 6-foot wide storm drain easement across Lot 5 as shown on sheet 2. Declarant also hereby grant to Rogue Valley Sewer Service the 15-foot wide sewer line easement across Lot 10 and across Lots 6 and 7 shown on sheet 2. Declarant also does create that cross access easement across Lot Nos. 6 and 7 for the benefit of Lot Nos. 6 and 7 as shown on sheet 2. Declarant hereby designates said subdivision as MT. PITT ESTATES.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 9 DAY, OF July, 2021.

JON S. JANAKES  
(Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named JON S. JANAKES acting as Vice President of JANAKES FAMILY LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of JANAKES FAMILY LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 9th day of July, 2021.

(SIGN) Joela Betterer  
Joela Betterer NOTARY PUBLIC - OREGON  
(PRINT) 1008165  
COMMISSION NO. 1008165  
MY COMMISSION EXPIRES January 24, 2025

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D. Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-21

\*\*\* RECEIVED \*\*\*  
Date 7/23/21 By SI  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

We, EVERGREEN FEDERAL SAVINGS AND LOAN, are the undersigned beneficiary of certain Trust Deed dated September 3, 2019 and recorded September 13, 2019 as Document No. 2019-027293, Official Records of Jackson County, Oregon, and modified by document recorded June 12, 2020 as Document No. 2020-019543 of said Official Records, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Shirley M. ...  
Title: SVF Loan Dept

Signed this 1st day of July, 2021.

Before me: (SIGN) Milly G. Erble  
MILLY G. ERBLE NOTARY PUBLIC - OREGON  
(PRINT) 971743  
COMMISSION NO. 971743  
MY COMMISSION EXPIRES February 25, 2022

**\*\*\* APPROVALS \*\*\***

Examined and approved this 13 day of July, 2021.

Scott Jen  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 23 day of June, 2021.

Robert P. E.  
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 15th day of December, 2020.

W. ...  
PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 22nd day of July, 2021.

Dolly Thompson, agent  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 22nd day of July, 2021.

Walter Deas  
TAX COLLECTOR

Approved for Recording. 7/22/21  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

Approved by Rogue Valley Sewer Service. JKR  
DISTRICT ENGINEER

**\*\*\* RECORDER'S CERTIFICATE \*\*\***

Filed for record, this 23rd day of July, 2021, at 10:29 o'clock A.m., and recorded in Volume 47 of Plats on page 17 of the Records of Jackson County, Oregon.

By: Christine D. Walker COUNTY CLERK  
Sonya J. Morgan DEPUTY

